

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
October 11, 2011**

1. Present

Commissioners:

Bill Taylor, Chair
Bucky Couch, Vice Chair
Sherwood Bishop
Kenneth Ehlers
Carter Morris
Chris Wood
Curtis Seebeck
Randy Bryan
Travis Kelsey

City Staff:

Matthew Lewis, Development Services Director
Francis Serna, Recording Secretary
Sofia Nelson, Chief Planner
John Foreman, Planner

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday October 11, 2011 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience.

4. NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. Citizen Comment Period

There were no citizen comments.

Consent Agenda

6. Consider approval of the minutes from the Regular Meeting on September 27, 2011.

7. PC-11-37(01) (McNaughton Addition/ Keith Addition Concept Plat). Waiver of 30 day review period.
Consider a request by Shawn Ash, on behalf of James R. Keith for approval of a waiver of the decision time for a concept plat for approximately 5.4 acres of property located at 203-211 Yale Street and 206 Orchard Street and at the terminus of Yale Street.

8. PC-11-14(03) (McNaughton Addition/ Keith Addition). Waiver of 30 day review period. Consider a request by Shawn Ash, on behalf of James Keith for approval of a waiver of the decision time for a final plat of approximately 1.172 acres of property located at 203-211 Yale Street and 206 Orchard Street.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Bishop, the Commission approved on consent the minutes of the Regular Meeting on September 13, 2011; PC-11-37(01) and PC-11-14(03).

Item 9 was pulled to be considered separately.

9. Land Development Code (LDC) Revisions.- Consider possible action on the Land Development Code Revisions to the following sections: Chapter 1 Article 6-Platting Procedures, Section 6.7.2.1(j) Determination and Regulation of Lot Size, Section 2.2.1.1 Development Agreements, Chapter 1 Article 8 Division 1- Site Preparation Permits, Section 4.1.5.1 Creation of a new zoning district- Vertical Mixed Use, Chapter 4 Division 2 Public, Special, and Nonresidential Districts, Section 4.2.1.11 MF-12 Multiple- Family Residential Districts, Section 4.2.1.12 MF-18 Multiple Family Residential District, Section 7.4.2.3 General Requirements for Sidewalks, Section 1.5.6.6 and Section 1.10.1.4 Historic Preservation Appeals Process, Chapter 8 Glossary- Revisions to the Definition of Major, Minor, and Moderate Recharge Features.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris, the Commission voted all in favor to approve Item #9. The motion carried unanimously.

Item 13 was moved after item 9 to be considered simultaneously.

13. Land Development Code (LDC) Revisions. Consider possible action on the Land Development Code Revisions to the following sections: Chapter 1 Article 7 Division 1-Watershed Protection Plans and Chapter 7.4.1.4 Specific Street Standards-Street Lights.

MOTION: Upon a motion made by Commissioner Bishop and a second by Commissioner Morris, the Commission voted all in favor to approve the watershed protection plan revisions with the condition that the following language be added to the ordinance: The development of 20 acres or more of land within the 100 year floodplain shall require Planning and Zoning Commission approval. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Couch, the Commission voted six (6) for and three (3) opposed to approve Specific Street Standards for Street Lights with the revision that the ordinance shall not apply to properties within the ETJ; and that the word "variance" be changed to "alternative." The motion carried.

There was a 10 minute intermission.

Public Hearing

10. WR-11-01(Stagecoach Trail and Wonder World Drive). Hold a public hearing and consider a request by John David Carson, on behalf of Carson Diversified Land 1 LLC., for a warrant request to allow a variation to the allocation of transect zones within a SmartCode zoned property for a 5.05 acre area described as Lots 1-4 Block A of the Hays County Government Center Campus Subdivision and Lot 2 Section 4 of the San Marcos Business Park Subdivision and located at the intersection of Stagecoach Trail and Corporate Drive at Wonder World Drive.

11. ZC-11-34 (Stagecoach Trail and Wonder World Drive). Hold a public hearing and consider a request by John David Carson, on behalf of Carson Diversified Land 1 LLC., for a zoning change request from General Commercial (GC) to SmartCode District- Transect 5 (SC- T5) for a 5.05 acre area described as Lots 1-4 Block A of the Hays County Government Center Campus Subdivision and Lot 2 Section 4 of the San Marcos Business Park Subdivision and located at the intersection of Stagecoach Trail and Corporate Drive at Wonder World Drive.

Chair Taylor opened the public hearing for WR-11-01 and ZC-11-34. There were no citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood the Commission voted all in favor to approve WR-11-01. The motion carried unanimously.

MOTION: Upon a motion made by Commissioner Morris and a second by Commissioner Wood the Commission voted all in favor to approve ZC-11-34. The motion carried unanimously.

Considerations

12. PDD-11-07 (120 Warden Lane/ Thorpe Lane Lofts). Consider possible action on a request by Austin Civil Engineering, on behalf of Javastone Capital Holdings, for a Planned Development District Overlay (PDD) at 120 Warden Lane.

MOTION: Upon a motion made by Commissioner Ehlers and a second by Commissioner Wood the Commission voted all in favor to approve PDD-11-07. The motion carried unanimously.

14. Discussion Items.

Commissioner Wood requested that his concerns regarding sidewalks to placed on an agenda.

Commissioner Bishop requested that staff review the ETJ light issues and make sure that there are no unintended dangers or financial issues that the city might incur.

Brooks Andrews thanked the Commission for hosting the meet and greet scheduled at the September 27th meeting. He also thanked the Commission for allowing him to serve as a Texas State University Student Liaison.

Development Services Report

- Update on SmartCode Design Standards.

Sofia Nelson reported that staff will meet with Nore Winters regarding Design Standards on Tuesday, October 18th at 1:30-2:30 and 7:00 -8:00 p.m. at the Dunbar Center. She invited the Commission to attend.

- Community Planning Month Activities.

Sofia Nelson reminded the Commission about the Dream San Marcos Booth at the Eco Fest being held on Saturday, October 15th. She gave a brief overview of Planning Month activities.

Commissioners' Report

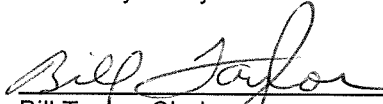
Commissioners Ehlers and Morris stated they attended the American Planning Association Conference. They said that the sessions were very informative.

15. Questions and answers from the Press and Public.

There were no questions from the public.

16. Adjournment

Chair Taylor adjourned the Planning and Zoning Commission at 8:37 p.m. on Tuesday, October 11, 2011.



Bill Taylor, Chair



Sherwood Bishop, Commissioner



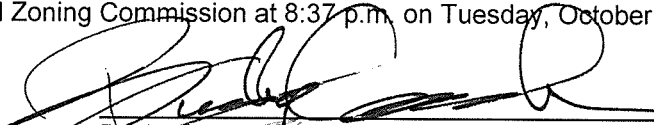
Kenneth Ehlers, Commissioner



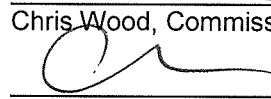
Curtis Seebeck, Commissioner




Randy Bryan, Commissioner



Bucky Couch, Vice Chair



Chris Wood, Commissioner



Carter Morris, Commissioner



Travis Kelsey, Commissioner

ATTEST:



Francis Serna, Recording Secretary